

**METHODS AND SYSTEMS FOR AUTOMATED LOAN  
ORIGINATION, PROCESSING AND APPROVAL**

ABSTRACT OF THE DISCLOSURE

A method for loan origination, processing and closing, using a network based system including a server system coupled to a centralized database and at least one client system is disclosed. The method includes establishing a business relationship pertaining to a loan transaction between a broker and a lender, defining a division of labor, providing forms and informational notices to the broker, and maintaining the task list to ensure that the broker has complied with state and federal regulations. Other embodiments of the invention utilize a System, a Computer Program embodied on a computer readable medium, a Computer, and a Database to manage the loan processing and improve operational efficiency of the business entity.